

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 19, 2018
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. January 16, 2018

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. TA-1-18 Chapter 20, Definitions** To revise existing and add new definitions related to the Flood Ordinance.
- 3. Case 119-17 7925 Owen Street (Deferred from January 16 by the Planning Director)** To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)

4. **Case 1-18** **1210 and 1220 O'Neal Lane** To rezone from Rural (R) to Light Commercial (LC2) on property located on the west side of O'Neal Lane Lane, to the north of Riverdale Avenue East, on Tract X-8-B-1-A and X-8-B-1-B of Five L Development Corportion Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
5. **Case 2-18** **2862 O'Neal Lane** To rezone from Rural (R) to Heavy Commercial (HC2) on property located on the west side of O'Neal Lane, north of South Harrell's Ferry Road, on Lots 1-A-1 of Lirocchi Subdivision. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
6. **Case 3-18** **319 and 325 North 26th Street** To rezone from Limited Residential (A3.1) to Heavy Commercial (HC2) on property located on the west side of North 26th Street, north of Florida Street, on Lot 7-A, Block 18 of Duchien Place Subdivision. Section 47, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
7. **Case 4-18** **6505 Scenic Highway** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Scenic Highway, at the northwest quadrant of the intersection of Scenic Highway and Monte Sano Avenue, on Lot F, Block 12 of Monte Sano Highalnd Farms. Section 37, T6S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
8. **Case 5-18** **4765 Perkins Road** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the north side of Perkins Road, west of Glasgow Avenue, on Lot 11 of Aldrich Acres Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
9. **Case 6-18** **136 West Chimes Street** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of West Chimes Street, to the west of Highland Road, on a portion of Lot 11, Block 1 of Campanile View Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
10. **Case 7-18** **6307 Quinn Drive** To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the northeast side of Quinn Drive, to the north of Tiger Bend Road, on Tract Z-3-A-5 of SCR Trust Property. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
11. **Case 8-18** **8416 Cumberland Place** To rezone from Transition (B1) to Light Commercial (LC1) on property located on the southwest side of Cumberland Place, to the west of Westfork Drive, on Lot 32-A of Connell's Park, 1st Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
12. **Case 9-18** **4464 and 4560 Inniswold Road** To rezone from Single Family Residential (A1) to Urban Design One (UDD1) on property on the east side of Blubonnet Boulevard, to the south of Jefferson Highway, on the rear portion of Lot 61-A and 61-B (fronting Bluebonnet Boulevard), Section 1 of Inniswold Estates

Subdivision. Section 39, T1S, R2E, GLD, EBRP, LA (Council District 11-Watson)
[Application](#)

13. **Case 10-18 10000 Perkins Rowe** To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the east side of Magnolia Way, on a portion of Block E, Perkins Rowe Property. Section 57, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
14. **Case 11-18 2882 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restuarant) (C-AB-1) on property located on the south side of Government Street, at the southwest quadrant of the intersection of Government and Arlington Avenue, on a portion of Lot 5, and Lot 6, Block 2 of Monte Vista Subdivison. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
15. **SPUD-3-17 Arless (Deferred from January 16 by Councilman Watson)** A proposed low-density single family residential development located on the northeast corner of Carter Avenue and Old Hammond Highway, on Lots 1, 2, 3-A, 4-A, 5 and Tract A of the Fair Day Estates Subdivision, and Lots 6 and 7 of the Hutchinson and Day Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
16. **PUD-1-04 The Settlement at Willow Grove Concept Plan Revision** (Council District 11-Watson) [Letter](#)
17. **PUD-1-04 Pool Area, The Settlement at Willow Grove Final Development Plan** A proposed event center on property located to the.... Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
This case is related to the previous item but only requires Planning Commission approval
18. **PUD-1-04 Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan** A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove. Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
This case is related to the previous two items but only requires Planning Commission approval

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

19. **SPUD-5-00 Mount Hope** A renewal of an expired development plan located on the north side of Highland Road and east of Albert Hart Drive, on an Undesignated Tract and the J. Hammatt Tract, being a portion of Anna Hammatt Property., GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

20. **CUP-2-13 United Christian Faith Ministries Revision** A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive. On Lot 11-A of the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green) [Application](#)
21. **CUP-1-18 BNC Jefferson Office Park (6651 Jefferson Highway)** Being an eastern portion of the east ½ of Lot 5, Block 30 of Goodwood Place Subdivision. (Council District 11-Watson) [Application](#)
22. **CUP-2-18 BNC Jefferson Office Park (6673 Jefferson Highway)** Being a western portion of the east ½ of Lot 5, Block 30 of Goodwood Place Subdivision. (Council District 11-Watson) [Application](#)
23. **CUP-3-18 BNC Jefferson Office Park (6651 and 6673 Jefferson Highway)** Being the eastern portion of the west ½ of Lot 5, Block 30 of Goodwood Place Subdivision. (Council District 11-Watson) [Application](#)
24. **CUP-4-18 BNC Jefferson Office Park (6605 Jefferson Highway)** Being the western portion of the west ½ of Lot 5, Block 30 of Goodwood Place Subdivision. (Council District 11-Watson) [Application](#)
25. **S-1-18 Inniswold Oaks** A proposed subdivision of property located on the east side of Inniswold Road, south of Oliphant Road, on Lots 152 and 153-A of Inniswold Estates, Section One. (Council District 11-Watson) [Application](#)
26. **S-2-18 Kimbleton Estates, 3rd Filing** A proposed subdivision of property located east of Kimbleton Avenue, north of Jefferson Highway, on Tracts A-1 and A-2 of the Kimbleton Estates Subdivision, 2nd Filing. (Council District 9-Hudson) [Application](#)
27. **S-3-18 McArdle Estates** A proposed subdivision of property located on the east side of Cyril Avenue, south of Sevenoaks Avenue, on Lot 11, 13-A-2 of Lobdell Acres Subdivision. (Council District 11-Watson) [Application](#)
28. **SP-28-17 StorageMax Bluebonnet (Deferred from January 16 by the Planning Director)** A proposed storage facility over 50,000 square feet, on property located west of Bluebonnet Boulevard, south of Burbank Drive, on Tract Z-3-B-1-A-1-C-A and Tract Z-3-B-1-A-1-C-B of the Gulf Union Property. [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN